



CARVERS
SALES & LETTINGS

Seagrim Crescent

Richmond, DL10 4UB

Offers in the region of £400,000

House - Link Detached



This perfectly located three bedroom link detached home is sure to catch the eye. Situated off Gallowgate a short walk from historic Richmond. The property is ideally situated for enjoying this vibrant market town, its abundant walks and surrounding countryside directly from the front door! Internal accommodation consists of an entrance hallway, separate, spacious living room, dining room/study, kitchen and utility room to the ground floor with three good sized bedrooms (the largest with en-suite shower room) and a beautifully refitted house bathroom. Externally the property offers a private, peaceful enclosed rear garden with mature shrubs and fruit trees. Finally, the property includes a huge double garage with ample off street parking. Recently refinished to a high standard this is the perfect opportunity to create a wonderful family home in a prestigious area of Richmond. EPC rating C, North Yorkshire Council tax band E.



- Prestigious Private Development
- Three Bedrooms
- Utility Room
- Driveway and Double Garage
- Link Detached Property
- Two Reception Rooms
- Private Rear Garden

General Information

Tenure: Freehold

Services: Gas central heating, mains electric, water and drainage.

Double glazing

Local Authority: North Yorkshire Council (Tax Banding E)

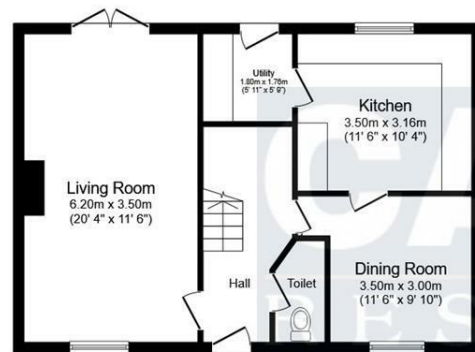
Buyer Identification Check

Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

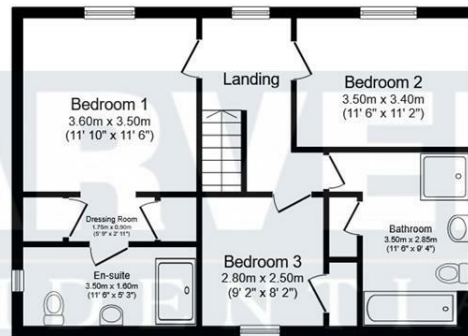
Property Size Reference

Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude a conservatory and/or garage)

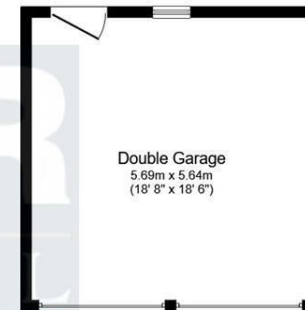




Ground Floor
Floor area 55.8 sq.m. (601 sq.ft.)



First Floor
Floor area 55.8 sq.m. (601 sq.ft.)



Garage
Floor area 32.1 sq.m. (345 sq.ft.)

Total floor area: 143.7 sq.m. (1,547 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		73
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Property size taken from EPC
1291.00 sq ft

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There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.
The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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